

Marlow
Zoning Board of adjustment
Meeting 6/25/13

Attendees:

Charlie Strickland [Chairman]
Jane Ferguson
Tom Fuschetto
Edward White
William Sparks

Attendance taken and a quorum was declared

Charlie opened meeting with a outline for discussions

- Comments from board
- Comments from public

Tracy Messer made a presentation for the board to consider two Variances

1. A variance is requested from article IV ,section 410 to permit two 1 acre lots 32.2 and 32.3. The balance /third lot 32.1 would be approximately 3 acres. This property is located in the R-2 district. This district is zoned for new 2 acre minimum.

Discussion

- Purpose for subdivision
- Planning board requested Zoning board ruling
- Question regarding any agreements that may have been made with the Select board ,none discussed or implied.
- Planning board will be making a request at town meeting to extend the Village district to Simmonsville road, at that time this would not require a Variance as described by Planning board Chairman Joe Feuer.
- Purpose to expedite this subdivision rather than wait until after town meeting 2014 that intends to expand the Village district
- Reviewed 1972 survey of existing lot and changes made to the Rt 10 and Simmonsville road intersection.
- Tracy explained how the purposed dimensions were arrived at the intent is to create two 1 acre lots survey will confirm dimensions.
- Discussion regarding lot 31 and access onto simmonsville road, this hearing has no affect on lot 31.

2. A variance is requested from article IV , section 410 to permit subdivision of the Post Office property [32..3] into a separate lot that contains less than the required amount of road frontage.

Tracy reiterated that this action is in keeping with the public input during the Master plan, and that approval would not have a negative effect on the neighbors. Also this action would support future economic development. Tracy requested a favorable vote on these Variances.

Motion made to approve
Motion seconded
Vote:by paper ballot 4 for 1 apposed
Variance #1

Motion made to approve
Motion seconded
Vote: paper ballot 5 yes 0 apposed
Variance #2

Meeting notes reviewed and approved:

Charlie Strickland



Jane Ferguson



Tom Fuschetto



Edward White



William Sparks



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